

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		WEBCOWET RD, ARLINGTON

OWNERSHIP

Owner 1:	HUNTER CRAIG J &			
Owner 2:	ROYCE SALLY			
Owner 3:				
Street 1:	88 WEBCOWET RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	WHITMAN AUSTIN F -		
Owner 2:	ARRIGONI VICTORIA S -		
Street 1:	88 WEBCOWET RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .193 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Clapboard Exterior and 2856 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 Half Bath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8400		Sq. Ft.	Site		0	80.	0.88	1			View	10					591,360						591,400	

Total AC/HA: 0.19284	Total SF/SM: 8400	Parcel LUC: 101	One Family	Prime NB Desc	ARLINGTON	Total: 591,360	Spl Credit	Total: 591,400
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

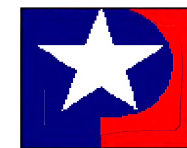
Total Card /

Total Parcel

1,315,400

1,315,400

1,315,400



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	34135
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
5	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	HS	Hanne S
4/28/2016	Sales Review	PT	Paul T
7/11/2013	Info Fm Prmt	EMK	Ellen K
3/10/2010	Info Fm Prmt	BR	B Rossignol
1/12/2009	Meas/Inspect	189	PATRIOT
11/2/2000	Hearing N/C	201	PATRIOT
3/7/2000	Measured	197	PATRIOT
8/17/1993		PC	PHIL C

Sign:
VERIFICATION OF VISIT NOT DATA
//_/___

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8400.000	713,300	10,700	591,400	1,315,400		34135
							GIS Ref
							GIS Ref
Total Card	0.193	713,300	10,700	591,400	1,315,400	Entered Lot Size	GIS Ref
Total Parcel	0.193	713,300	10,700	591,400	1,315,400	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		460.65	/Parcel: 460.65	Land Unit Type:	11/22/16

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	101	FV	713,300	10700	8,400.	591,400	1,315,400		Year end	12/23/2021	PRINT	
2021	101	FV	693,200	10700	8,400.	591,400	1,295,300		Year End Roll	12/10/2020		Date
2020	101	FV	693,200	10700	8,400.	591,400	1,295,300	1,295,300	Year End Roll	12/18/2019	12/30/21	00:00:2
2019	101	FV	458,500	11000	8,400.	628,300	1,097,800	1,097,800	Year End Roll	1/3/2019	LAST REV	
2018	101	FV	458,500	11000	8,400.	458,300	927,800	927,800	Year End Roll	12/20/2017		Date
2017	101	FV	458,500	11000	8,400.	399,200	868,700	868,700	Year End Roll	1/3/2017		
2016	101	FV	322,000	11000	8,400.	340,000	673,000	673,000	Year End	1/4/2016	03/23/21	15:33:4
2015	101	FV	301,700	0	8,400.	332,600	634,300	634,300	Year End Roll	12/11/2014	danam	

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

